

**For Sale**

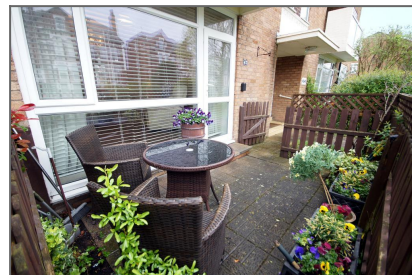
**Victoria Court, Trafalgar Road, PR8 2DN**



**Offers in Excess of £159,950 - Available**

## **2 bedroom Apartment**

- ✓ Grd Floor '2' Bed Apartment
- ✓ No Onward Sales Chain Delay
- ✓ uPVC Double Glazing & GCH
- ✓ Ideal Retirement Property
- ✓ Private Enclosed Exterior Patio
- ✓ Well Maintained / Tastefully Presented
- ✓ Local to Birkdale Village
- ✓ EPC Band Rating C



## Description

Being offered for sale with no onward sales chain delay, stands this very well maintained and tastefully presented two bedroom ground floor apartment. Benefitting from uPVC double glazing and full gas central heating, this ideally located Birkdale residence being close to the village centre will be an ideal purchase for a retiring and/or downsizing couple or individual.

The secure communal front door is accessed from York Road and the apartment itself is briefly comprising of an entrance lobby with cloak closet, a spacious reception lounge with dining area, access to a private front exterior patio, a rear fitted kitchen, two good size bedrooms, a modern fitted shower room and a separate cloak/WC.

Ground floor apartments in Victoria Court do not come available very often, and being so close to the bustling village centre of Birkdale, this will be an ideal residence for one lucky buyer, and not on the market for very long.

Please call Bailey Estates today to arrange an early viewing. Call - 01704564163.

## Location

Leave Bailey Estates Birkdale office and head through the village, over the train tracks and take the first left turn into York Road. Continue along and you will see the apartment (43) on the right hand side, located to the ground floor.

## Ground Floor

**Entrance Lobby - 7' 1" x 3' 11" (2.17m x 1.21m)** Entrance lobby with a louvre door side cloak closet.

**Reception Lounge & Diner - 17' 8" x 15' 4" (5.4m x 4.7m)** Spacious and well presented reception lounge and a dining alcove with fitted shelving. Floor to ceiling uPVC glazed front windows, and a door opening out onto the private patio terrace. Two panelled radiators. A limestone fireplace is presented to the side wall hosting a coal effect gas fire.

**Kitchen - 8' 6" x 9' 0" (2.6m x 2.75m)** A separate rear kitchen with a dark engineered wood flooring and uPVC glazed rear window. There is a selection of base and eye level storage units with a stainless steel sink and drainer, an integrated oven and four ring gas hob. There is also available space and services in place for under counter and upright electrical appliances.

**Rear Hallway - 6' 10" x 4' 0" (2.1m x 1.24m)** Enclosed rear hallway allowing access to bedrooms, cloak/WC and shower room. Panelled Radiator.

**Front Bedroom - 13' 11" x 12' 1" (4.25m x 3.7m)** Spacious principle double





bedroom with a uPVC glazed front window and a panelled radiator presented below.

**Rear Bedroom - 15' 3" x 8' 8" (4.65m x 2.65m)** Rear bedroom with a uPVC glazed rear window and a panelled radiator presented below.

**Shower Room - 8' 9" x 6' 4" (2.68m x 1.95m)** A modern fitted shower room with fully tiled walls and tiled floor. uPVC frosted glazed rear window and a wall mounted radiator. The suite is comprising of a walk-in shower and washbasin mounted over a vanity storage unit.

**Cloak/WC - 5' 8" x 2' 11" (1.74m x 0.9m)** A separate cloak/WC with a uPVC frosted glazed rear window, fully tiled floor and a low level flush WC.

## Exterior

**Patio Terrace -** A private enclosed patio terrace accessed from the front reception lounge. Flagged paving underfoot with a picket and trellis fencing all around.



## Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 13024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Banding - B  
Local Authority - Sefton Council

Tenure: Leasehold 150 years from 29 September 1994

Ground rent is variable, 2023 £50 paid every 6 months

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.